

TOWN OF WAYLAND - TOWN CLERK'S OFFICE
NOTICE OF MEETINGS OF TOWN BOARDS/COMMITTEES/COMMISSIONS

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PLEASE TYPE OR PRINT LEGIBLY

NAME OF BOARD/COMM: **Wayland Planning Board**

FILED BY: Sarkis Sarkisian, Town Planner

DATE OF MEETING: **January 3, 2017**

TIME OF MEETING: **7:00 P.M.**

PLACE OF MEETING: Town Building, 41 Cochituate Road

RevAGENDA

Note: Items may not be discussed in the order listed or at the specific time estimated. Times are fluid given unpredictable duration of time.

7:00 P.M. Open Meeting Comment/Correspondence/ Matters Not Reasonably Anticipated by the Chair 48 Hours In Advance Of the Meeting/Town Planner report on Michael Road Subdivision, 139 Old Conn Path Reeves Hill,Open Meeting Complaint decision OML 2016 – 174 and Interest for Associate Planning Board Member Jennifer Steel

7:10 P.M. TEMPORARY MORATORIUM ON RECREATIONAL MARIJUANA ESTABLISHMNETS with Members of Board Health.

See KP Law Model Bylaw (attached to agenda)

7:20P.M. Whittemore Place (Klempner) Lot 1 Release 209 Old Conn Path. Preliminary discussions and conceptual plan on subdivision approved on January 13, 1998. The owner is planning to update plans to bring the project to current standards.

7:35 P.M. CONTINUATION OF PUBLIC HEARING

Application for a Conservation Cluster Special Permit called "Parmenter Farm Conservation Cluster" on portions of # 15, # 17 and #21 Training Field Road to develop the property into two single family house lots on 8.7 acres of land. The public is invited to attend and offer comments regarding this application.

8:30 P.M. Review and start the process for reviewing the following Zoning Articles, Bylaws and Street Acceptance for the Annual Spring 2017 Town Meeting:

ARTICLE 1: PRE-EXISTING, NONCONFORMING LOTS AND STRUCTURES

The Planning Board has heard numerous complaints from Zoning Board members and the general public concerning the language of Article 4, specifically as it applies to applications to reconstruct, change, or alter pre-existing, nonconforming structures. The law governing such structures has evolved considerably since our Bylaw provisions were adopted, and therefore our Bylaw needs to be modernized, and made easier for the special permit granting authority (Zoning Board) to implement and enforce.

ARTICLE 2: BUILDING HEIGHT

Under the current definition of building height, the height of a structure is measured from the *finished* grade elevation of a lot, to the roof of the structure, meaning that a property owner could artificially build a taller house than what is permitted under the Bylaw by adding fill and increasing the ground elevation. The current working draft amendment is below, the Board recognizes that this will require further refinement to preclude unintended consequences such as owners electing to construct flat roofs, and to account for unique circumstances where there may be a high water table that justifies increasing the ground elevation.

Under Section 104, strike the definition of “Building Height” and replace it with the following:

The vertical distance measured from the average natural grade to the highest point of the roof. Natural grade shall mean the elevation of the land in its natural state prior to disturbance for construction, filling or excavation, and shall be measured at each exterior corner of the building. In the event of a dispute or question concerning the accuracy of the average natural grade, an applicant shall produce a certification of the elevation from registered land surveyor.

ARTICLE 3: LIMITED SITE PLAN REVIEW

Under our current Zoning Bylaw, land uses that are protected by Section 3 of the Zoning Act (religious, educational, agricultural, day care) are not subject to any formal site plan review process. The recent application for the Carroll School underscored the need for such a process, particularly where project proponents are not as accommodating as the Carroll School folks were. Many towns have Bylaw provisions, requiring site plan review for Section 3 uses – the Planning Board feels that this is an omission in our Zoning Bylaw.

ARTICLE 4: WIRELESS COMMUNICATIONS BYLAW

This article was raised based on the application of Mobilitie LLC before the Board of Selectmen. There may be a need to supplement our existing wireless communication facility provisions to manage the types of applications presented by Mobilitie.

ARTICLE 5: TEMPORARY MORATORIUM ON RECREATIONAL MARIJUANA ESTABLISHMENTS

See KP Law Model Bylaw (attached to agenda)

STREET ACCEPTANCE ARTICLE Update for Spring Annual Town Meeting 2017

Dylan Circle

Summer Lane

Greenways

Spencer Circle

Demolition Delay Bylaw Article for Spring Annual Town Meeting 2017 sponsored by Historic Commission.

10:30 P.M. Approve minutes November 29, 2016

10:35 P.M Adjourn